

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2398/OF1	
2.	Proposed Development:	ERECTION OF A STEEL FRAMED BUILDING FOR USE AS A GARAGE, WORKSHOP AND STORAGE	
3.	Location:	THORNPIKE FARM, LITTLE MILL, EGREMONT	
4.	Parish:	Egremont	
5.	Constraints:	ASC;Adverts - ASC;Adverts, TPO - TPO, Coal - Off Coalfield - Data Subject To Change	
6.	Publicity Representations & Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
	This application relates to a detached property known as, Thornpike Farm, located on the eastern edge of Egremont. The site has a private access from the A595 and is sited adjacent a small group of dwellings at Little Mill.		
	Relevant Planning History		
	4/90/0806/0 – Two dwellings – Refused		
	4/92/0735/0 – Two dwellings – Refused		

9/93/0086/0 – Bungalow – Approved

4/93/0783/3 – Bungalow and garage – Approved

Proposal

This application seeks planning permission for the erection of a steel framed building for use as a garage, workshop and storage. The proposed building will be located on an existing hardstanding to the south of the application site and will be accessed from the existing site access from the A595. The proposed building will measure 13m x 6m and will benefit from a mono pitched roof with an eaves height of 3.572m and an overall height of 4m. Externally the building will be finished with green corrugated metal cladding walls and roof, translucent skylight panels and a green metal roller shutter door.

A 1.2 m high block wall is also to be built along the existing northern edge of the garden to provide retaining and separation.

Consultation Responses

Egremont Town Council

23rd September 2021

No objections.

Cumbria County Council – Cumbria Highways & LLFA

27th September 2021

No objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

28th June 2022

No objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

Copeland Borough Council – Environmental Health

No comments received.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued

to one property. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Strategic Development Principles

Policy ENV5 – Protecting and Enhancing the Borough’s Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM26 – Landscaping

Other Material Planning Considerations

National Planning Policy Framework (2021)

Cumbria Development Design Guide

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

Assessment

The main issues the application raises relates to the principle of the development; scale, design and impact on amenity; and impact on highway safety.

Principle of Development

This application seeks permission for the erection of a steel framed building for use as a garage, workshop and storage associated with the existing residential property. Policy DM18 of the Copeland Local Plan supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and satisfies Policies ST2, DM18, and the NPPF guidance.

Scale, Design and Impact on Amenity

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of residential amenity. Policy DM18 seeks to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed building is located to the south of the application site and main dwelling, adjacent to existing outbuildings within the site. Concerns were originally raised with regard to the overall scale of the proposed outbuilding, with particular regard to the height of the development, given the proximity of the site to the neighbouring residential dwelling. Based on these concerns amended plans have been submitted to lower the overall height of the development by 1 metre at both ridge and eaves height. Although the building is still large in scale this reduction in height is considered to lessen the impact of the development upon the neighbouring dwelling. The proposal is also separated from the neighbouring property by their amenity space and, given the location of the proposal, the development is not considered to create any demonstrable adverse impact on this property in terms of loss of light.

The development is also not considered to have detrimental impact on the overall streetscene as the site already benefits from other outbuildings and the existing boundary treatment will screen the development from the A595 adjacent to the site.

Concerns were also raised with regard to the overall use of the proposed outbuilding, as previous reference had been made to the housing of livestock within the development. The agent for this application has now submitted a planning statement which confirms that the proposed outbuilding will only be used as a garage, workshop and storage for the main dwelling. However, given the scale of the development and previous concerns it is deemed necessary to include an appropriately worded planning condition on the decision notice to ensure the development is used for domestic purposes only.

	<p>Overall the scale and design of the development is therefore acceptable in relation to the parent property, and will not have a detrimental impact on either residential amenity or the overall streetscene.</p> <p>On this basis the development is considered to comply with the requirements of Policy DM18 of the Copeland Local Plan and the provisions of the NPPF.</p> <p><u>Impact on Highway Safety</u></p> <p>Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.</p> <p>The application seeks to utilise the existing access to the site. This access and large driveway will not be altered or affected by the proposal therefore the development is not considered to have an adverse impact on highway safety. Cumbria Highways have confirmed that they have no objection to the development.</p> <p>On this basis the proposal is considered to be compliant with the Policy DM22 of the Copeland Local Plan and the NPPF.</p> <p><u>Planning Balance and Conclusions</u></p> <p>The proposed outbuilding as amended is of an appropriate design and will not have any detrimental impact on the overall streetscene. The reduction in the height of the proposal and its location will limit the impacts on the neighbouring property. A condition will be attached to the decision notice to restrict the use of the development to further safeguard amenity.</p> <p>Overall this proposal represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. <p>Reason</p>

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Site Location Plan (Amended), Scale 1:1250, Dwg No: 01, Rev: A, received by the Local Planning Authority on the 23rd June 2022.
- Existing and Proposed Site Layout Plans (Amended), Scale 1:500, Dwg No: 02, Rev A, received by the Local Planning Authority on the 8th March 2022.
- Proposed Plans and Elevations (Amended), Scale 1:100, Dwg No: 03, received by the Local Planning Authority on the 8th March 2022.
- Planning Statement (Amended), received by the Local Planning Authority on the 23rd June 2022.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Other Conditions:

3. The detached steel framed building hereby approved must be used for the housing of private vehicles and domestic equipment only and must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Thornpike Farm, Little Mill, Egremont. The proposal must not be used for any commercial purposes.

Reason

To ensure that non conforming uses are not introduced into the area.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: C. Burns	Date : 25.07.2022
Authorising Officer: N.J. Hayhurst	Date : 26/07/2022
Dedicated responses to:-	